

CITY OF CHARLESTON PLANNING COMMISSION MEETING REPORT

MEETING OF SEPTEMBER 20, 2017

A meeting of the City of Charleston Planning Commission was held at **5:00 p.m., on Wednesday, September 20, 2017** in the Public Meeting Room, 1st Floor, 2 George St. The following applications were considered:

REZONINGS

1. **10 Society and two vacant parcels on Society St (Peninsula) TMS# 4580104002, 004 & 021** – 0.62 ac. Request rezoning from General Business (GB) to Mixed Use/Workforce Housing (MU-2/WH).

DEFERRED BY APPLICANT

2. **32 Laurens St and a vacant parcel on Laurens St (Peninsula) TMS# 4580104003 & 4580102017** – 1.32 ac. Request rezoning from General Business (GB) and Light Industrial (LI) to Mixed Use/Workforce Housing (MU-2/WH).

DEFERRED BY APPLICANT

3. **445 Meeting St (Peninsula) TMS# 4590901045** - approx. 2.2 ac. Request rezoning from General Business (GB) to Mixed Use/Workforce Housing (MU-2/WH).

RECOMMENDED APPROVAL

SUBDIVISIONS

1. **Fairbanks Drive (Daniel Island) TMS# 2710000010 & 012** – 16.78 ac. 90 lots. Request subdivision concept plan approval. Zoned Daniel Island General Office (DI-GO).

DEFERRED BY APPLICANT

2. **Central Park Cluster Development (Central Park Road – James Island) TMS# 3400300007** – 10.35 ac. 39 lots. Request subdivision concept plan approval. Zoned Single-Family Residential (SR-1).

DEFERRED BY APPLICANT

3. **Bees Ferry Road Cluster Development (West Ashley) TMS# 2870000054** – 12.21 ac. 33 lots. Request subdivision concept plan approval. Zoned Single-Family Residential (SR-1).

APPROVED

4. **Cainhoy Office & Retail Park (Clements Ferry Road – Cainhoy) TMS# 2620000008** – 31.52 ac. 16 lots. Request subdivision concept plan approval. Zoned Planned Unit Development (PUD).

DEFERRED BY APPLICANT

5. **CCSD West Ashley Campus (Sanders Road – West Ashley) TMS# 3060000011** – 126.17 ac. 3 lots. Request subdivision concept plan approval. Zoned Single-Family Residential (SR-1) and Diverse Residential (DR-6).

DEFERRED BY APPLICANT

ZONINGS

1. **2178 Coker Ave (James Island) TMS# 3430100046** – 0.48 ac. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.

RECOMMENDED APPROVAL

2. **1944 Woodland Rd (West Ashley) TMS# 3551000064** – 0.24 ac. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.

RECOMMENDED APPROVAL

3. **781 Saint Andrews Blvd (West Ashley) TMS# 4181000080** – 0.36 ac. Request zoning of General Office (GO). Zoned Saint Andrews Overlay District (OD-STA) in Charleston County.

RECOMMENDED APPROVAL

ORDINANCE AMENDMENT

1. Request approval to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) **by creating a Folly Road Overlay Zone.**

DEFERRED BY PLANNING COMMISSION FOR FURTHER REVIEW

APPROVAL OF MINUTES

APPROVED MINUTES FROM THE MEETING OF AUGUST 16, 2017

REPORT OF THE TECHNICAL REVIEW COMMITTEE

Over the past month, the following subdivision projects were submitted to the TRC for review and approval. The findings of the TRC shall be presented to the Planning Commission. Items approved by the TRC comply with all applicable regulations and standards of the City of Charleston.

Preliminary & Final Plats

1. **Governor's Cay, Phase 5 (Forrest Drive – Cainhoy) TMS# 2710002150** – 6.7 ac. 13 lots. DR-9. Preliminary subdivision plat pending approval.
2. **Parcel S (Farr Street – Daniel Island) TMS# 2750000118 & 182** – 21.1 ac. 3 lots. DI-R. Final subdivision plat pending approval.
3. **Hatchet Bay Drive Extension (West Ashley) TMS# 3070000007** – 0.5 ac. PUD. Final subdivision plat pending approval.
4. **The Pointe at Rhodes Crossing (Sanders Road – West Ashley) TMS# 2860000444** – 84.1 ac. 60 lots. SR-6. Final subdivision plat pending approval.
5. **Farr Street Homes (Daniel Island) TMS# 2750000182** – 3.7 ac. 13 lots. DI-R. Preliminary subdivision plat pending approval.
6. **Johnston Point, Phase 2 (Murray Wood Road – Johns Island) TMS# 3120000023 & 024** – 14.0 ac. 50 lots. SR-1. Preliminary subdivision plat pending approval.
7. **Pine Log Lane Cluster Development (Brownswood Road – Johns Island) TMS# 3120000008 & 009** – 29.9 ac. 73 lots. SR-1 & RR-1. Preliminary subdivision plat pending approval.
8. **Carolina Bay, Phase 15 (Rutherford Way – West Ashley) TMS# 3090000054** – 18.3 ac. 26 lots. PUD. Preliminary subdivision plat pending approval.
9. **River Glen (Brownswood Road – Johns Island) TMS# 3120000056, 166, 193, 194** – 31.1 ac. 70 lots. SR-2. Preliminary subdivision plat pending approval.

10. **Newbury Street (James Island) TMS# 4250900066 & 067** – 1.1 ac. 3 lots. SR-1. Final subdivision plat pending approval.
11. **Goldberg Tract (River Road – Johns Island) TMS# 3120000064** – 26.4 ac. 2 lots. RR-1 & C. Final subdivision plat pending approval.
12. **Gadsdenboro Park (Laurens Street – Peninsula) TMS# 4580102063** – 1.2 ac. 2 lots. MU-2. Preliminary subdivision plat pending approval.
13. **Cainhoy South, Phase 1A (Clements Ferry Road) TMS# 2620000008** – 66.7 ac. 70 lots. PUD. Preliminary subdivision plat pending approval.
14. **Ashley Park, Phase 5 (William E. Murray Boulevard – West Ashley) TMS# 3060000132** – 9.6 ac. 50 lots. DR-9. Final subdivision plat recorded.
15. **Watroo Point (Daniel Island) TMS# 2711101113** – 1.7 ac. 2 lots. DI-R. Preliminary subdivision plat approved. Final subdivision plat pending approval.
16. **Parcel FF, Phase 1 (Rhoden Island Drive – Daniel Island) TMS# 2750000092** – 26.6 ac. 38 lots. DI-RI. Final subdivision plat pending approval.
17. **Parcel R-9 (Pier View Street – Daniel Island) TMS# 2750000114** – 30.6 ac. 2 lots. DI-TC. Preliminary subdivision plat approved. Final subdivision plat pending approval.
18. **61 & 63 Watroo Point (Daniel Island) TMS# 2711101111** – 0.6 ac. 2 lots. DI-R. Preliminary subdivision plat approved. Final subdivision plat pending approval.
19. **Riverland Drive (James Island) TMS# 3400000029** – 1.9 ac. 2 lots. SR-1. Preliminary subdivision plat pending approval.
20. **Cainhoy South, Phase 1B (Clements Ferry Road) TMS# 2620000008** – 39.8 ac. 53 lots. PUD. Preliminary subdivision plat pending approval.
21. **107 Brigade Street (Peninsula) TMS# 4640000003** – 8.4 ac. 4 lots. MU-2/WH. Preliminary subdivision plat pending approval.
22. **Grand Oaks, Phases 5 & 6 (Proximity Drive – West Ashley) TMS# 3010000686 & 695** – 20.4 ac. 30 lots. PUD. Final subdivision plat pending approval.
23. **Crosscreek Drive (James Island) TMS# 4240000013** – 5.9 ac. 2 lots. GB. Preliminary subdivision plat approved.
24. **Grace Bridge Street (Peninsula) TMS# 4590601071 & 072** – 1.7 ac. 3 lots. GB. Preliminary subdivision plat approved.

Road Construction Plans

1. **Cainhoy South, Phase 1A (Clements Ferry Road) TMS# 2620000008** – 66.7 ac. 70 lots. PUD. Road construction plans pending approval.
2. **Governor's Cay, Phase 5 (Forrest Drive – Cainhoy) TMS# 2710002150** – 6.7 ac. 13 lots. DR-9. Road construction plans under review.
3. **Grace Plantation (Church Place Road – Johns Island) TMS# 2530000199, 285, 334** – 55.2 ac. 76 lots. SR-1 & SR-7. Road construction plans pending approval.
4. **Farr Street Homes (Daniel Island) TMS# 2750000182** – 3.7 ac. 13 lots. DI-R. Road construction plans pending approval.
5. **Johnston Point, Phase 2 (Murray Wood Road – Johns Island) TMS# 3120000023 & 024** – 14.0 ac. 50 lots. SR-1. Road construction plans under review.
6. **Pine Log Lane Cluster Development (Brownswood Road – Johns Island) TMS# 3120000008 & 009** – 29.9 ac. 73 lots. SR-1 & RR-1. Road construction plans under review.
7. **Carolina Bay, Phase 15 (Rutherford Way – West Ashley) TMS# 3090000054** – 18.3 ac. 26 lots. PUD. Road construction plans under review.
8. **River Glen (Brownswood Road – Johns Island) TMS# 3120000056, 166, 193, 194** – 31.1 ac. 70 lots. SR-2. Road construction plans under review.
9. **Cainhoy South, Phase 1B (Clements Ferry Road) TMS# 2620000008** – 39.8 ac. 53 lots. PUD. Road construction plans under review.
10. **Woodland Estates (Woodland Shores Road – James Island) TMS# 3431500021, 022, 023** – 6.7 ac. 26 lots. SR-2. Road construction plans under review.

Individuals with questions concerning the above items should contact the Department of Planning, Preservation and Sustainability at (843) 724-3765. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 2 George St, Third Floor, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except Saturdays, Sundays, and holidays. Additional information on these cases may also be obtained by visiting www.charleston-sc.gov/pc. In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to schumacherj@charleston-sc.gov three business days prior to the meeting.